



Public Notice

U.S. Army Corps of Engineers, Norfolk District

CENAO-REG
06-V1665

August 21, 2006

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Triple S Contractors, Inc.
c/o Steve Robinson
401 Willis Street
Fredericksburg, Virginia 22404

WATERWAY AND LOCATION OF THE PROPOSED WORK: The 9.67-acre project site is located east of Route 1, west of Route 2/17, south of Route 3, and can be accessed via the Blue and Gray Parkway in the southern portion of the City of Fredericksburg, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to fill a total of 1.54-acres of non-tidal forested wetlands and 1,228-linear feet of stream channels associated with the development of five industrial buildings, an outdoor storage facility, as well as two stormwater management ponds for the purpose of proving an industrial development site. The applicant proposes to mitigate the loss of 1.54-acres of wetlands with the purchase of wetland bank credits at an undisclosed wetland mitigation bank. No mitigation for the loss of 1,228-linear feet of streams is proposed at this time.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawing drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable

detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the individual and cumulative impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) there are known properties listed in the National Register of Historic Places that are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.state.va.us.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on September 21, 2006.

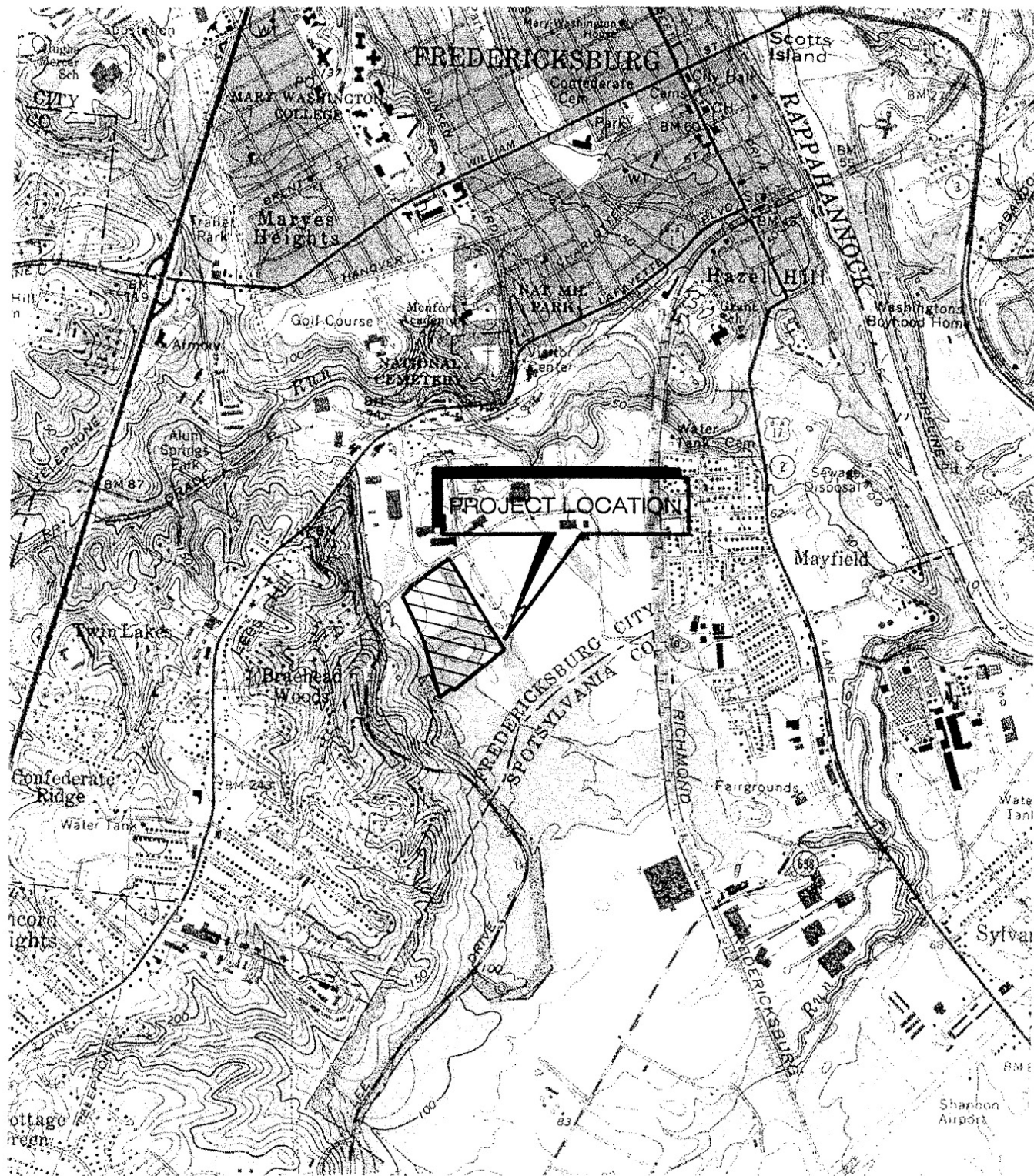
If you have any questions about this project or the permit process, please call:

Hal Wiggins at (540) 548-2517

FOR THE DISTRICT ENGINEER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

Attachment: Drawings



2000' 1000' 0' 2000'
SCALE: 1 INCH = 2000 FEET



LATITUDE: 38°17'03"
LONGITUDE: 77°28'02"

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
FREDRICKSBURB, VA QUADRANGLE, 1966
(REVISED 1984).

**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

FIGURE 1-2
PROJECT LOCATION MAP
SNEAD TRACT

FREDRICKSBURG CITY,
VIRGINIA

SEPTEMBER 2001

LEGEND:



APPROXIMATE WETLAND LIMITS



PROPOSED WETLAND IMPACTS



APPROXIMATE STREAM CHANNEL



PROPOSED STREAM CHANNEL IMPACTS



50' VOLUNTARY BUFFER

SITE DATA:

PROJECT AREA 9.67 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS 1.54 ACRE ±

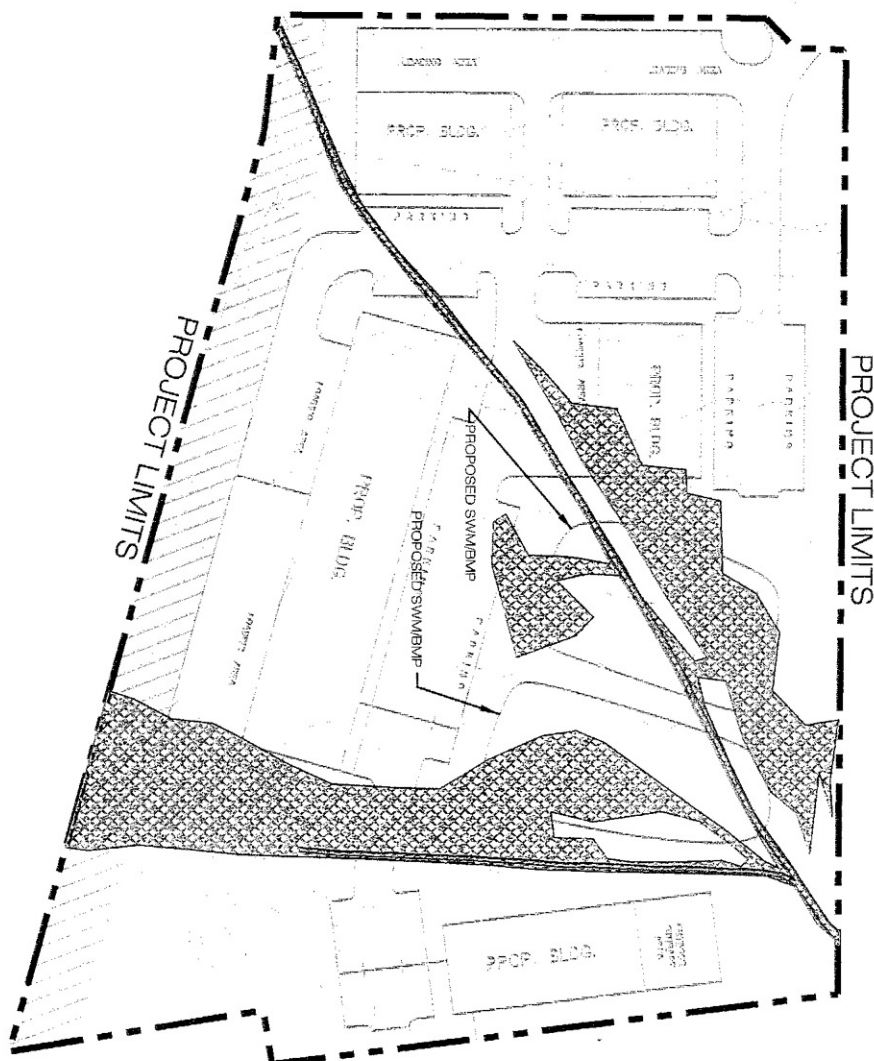
STREAM CHANNELS (EXCLUDING WETLANDS) 0.10 ACRE ± (1,228 L.F. ±)

JURISDICTIONAL AREA IMPACTS:

WETLANDS 1.54 ACRE ±

STREAM CHANNELS (EXCLUDING WETLANDS) 0.10 ACRE ± (1,228 L.F. ±)

NOTE: THE APPROXIMATE LIMITS OF WETLANDS SHOWN ON THIS MAP HAVE NOT BEEN FIELD SURVEY LOCATED AND ARE FOR PLANNING PURPOSES ONLY.



DATE: JULY 5, 2006
REVISED: AUGUST 15, 2006
JOB NUMBER: 1303A
SCALE: 1 INCH = 150 FEET

SOURCE: BASE MAP PROVIDED BY SULLIVAN,
DONAHOE & INGALLS

**JURISDICTIONAL AREA
IMPACTS MAP-PARCEL B
BATTLEFIELD INDUSTRIAL PARK
FREDERICKSBURG, VIRGINIA**



5209 Center Street
Williamsburg, Virginia 23188
(757) 230-6569

7501 Boulder's View Drive
Suite 205
Richmond, Virginia 23225
(804) 267-3474

13921 Park Center Road
Suite 100
Hempden, Virginia 23071
(703) 437-0096

5705 Salford Run Blvd.
Suite 105
Fredericksburg, Virginia 22407
(540) 785-5544

Environmental Consultants